



Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 46
Comm #: 53925-1578-06
BRRTS #: 03-11-180790
Site Name: Hewitt's Shell
Site Address: 106 W Mill St , Columbus, 53925
Site Manager: Denise Nettesheim
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3209
e-mail: denise.nettesheim@wisconsin.gov
Bid Manager: Brian F. Taylor
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 266-0593
e-mail: Brian.Taylor@Wisconsin.Gov

Bid-Start Date:	November 20, 2006
Questions must be received by (See Section 2 (B)):	December 4, 2006, 4:00 PM
Responses will be posted by (See Section 2 (B)):	December 22, 2006
Bid-End Date and Time:	January 5, 2007, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Action Legal-Madison, 1 E Main, Madison, WI 53703
Phone: (608) 663-1041 Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

General Comments:

The site is a former gas station and auto repair facility and is presently used for automotive service. In 1997, five underground storage tanks were closed, three gasoline tanks (2 - 3,000 gallon, 1 - 2,000 gallon), one 564 gallon waste oil tank and one 1,000 gallon fuel oil tank. The waste oil tank (located underneath the on-site building) was abandoned in place. Soil contamination was detected below the gasoline and waste oil tanks and below the dispenser island. The tank area was excavated and filled with sand and gravel. There are NR 746 Table 1 and/or Table 2 exceedences from 2 to 15 ft. below ground surface (bgs).

Eight water table wells and eight piezometers have been installed at the site. Free product has been detected in monitoring wells MW1A and MW2 since May 2000 with the historical maximum amount of product detected of over three feet in each well.

The site is underlain by layers of fill, clayey silt and silty sand over bedrock which is located at 30-32 feet bgs. The water table is located between 10 to 16 ft. bgs. Groundwater flow direction in the unconsolidated aquifer is variable and flow direction in the bedrock has not been determined. There is a downward vertical component of flow.

Municipal wells #1 and #2 are located 700 feet east of the site.

Minimum Remedial Requirements:

Excavation

Contaminated soil shall be excavated and disposed off-site. The site is small and it is unknown how deep the excavation can extend. Ideally, the excavation should extend to the water table/smear zone since there is highly contaminated soil documented in the smear zone.

At minimum, the area of excavation shall include all contaminated soils exceeding NR 746.06 Table 1 values and/or Table 2 values in the upper four feet of soil (0 to 4 ft. interval). See map for approximate volume.

The excavation should be extended to depths greater than 4 feet, to the smear zone/water table at 12 -14 ft. below ground surface if possible. Bidders and their contractors will be required to determine how deep the excavation can extend once on-site. For the purpose of this bid, bidders shall submit excavation costs for excavation activities below 4 feet bgs. Size and depth of excavation will be dependent upon contractor's on-site assessment. However, bidders will base excavation costs on a volume of 400 tons (see map).

Due to the presence of free product in the past, if excavation activities can be extended to the water table bidders shall be prepared to pump free product and/or contaminated groundwater out of the open excavation using a vacuum truck. The product/contaminated groundwater mixture shall be pumped as aggressively as possible. The consultant that is awarded the bid contract shall determine the most feasible way to conduct the groundwater pumping, due to unknown rate of groundwater recharge. For purposes of bidding assume 2,000 gallons to be pumped and properly disposed of. If it is necessary to remove additional

product/groundwater mixture (>2,000 gallons), a contingency unit rate (\$/gallon) shall be provided for commodity costs only.

The excavation shall be back-filled with imported clean material (silt and/or clay-rich soils) and any clean clay rich soils segregated during excavation activities. The backfill material must be thoroughly compacted.

The use of field screening or other appropriate technology is required in order to segregate clean excavated soil from contaminated soil for disposal. Confirmation base and sidewall soil samples must be collected in accordance with DNR guidelines. In addition, soil samples must be collected in the 0 to 4 ft. interval of the excavation sidewalls. Soil samples must be analyzed for PVOCs and naphthalene.

The consultant performing the excavation work shall provide the property owner at least 5 business days advance notice prior to conducting site excavation and concrete removal activities.

MW1A and MW1B will be abandoned prior to the excavation activities and will be replaced after (see well installations below). MW1C will be abandoned prior to excavation activities and will not be replaced.

Monitoring Well Replacement

Monitoring wells MW1A and MW1B will have to be abandoned prior to excavation activities and will need to be replaced. These wells must be nested together. Both hollow stem auger and air rotary drilling were used to install monitoring wells at the site. The replacement well should be installed to the same subsurface elevations and screened the same as the wells they are replacing. The installations must comply with ch. NR 141, Wis. Adm. Code. Move the location of replacement wells MW1AR and MW1BR to just outside the excavation area, between their former locations and East Mill Street. MW1C does not have to be replaced. The new wells shall be surveyed in according to the requirements of ch. NR 141, Wis. Adm. Code. Well installation documentation (boring and well construction logs and well development forms) must be included in the remedial construction documentation report.

Well Installation

Install one piezometer (MW10B) that complies with the requirements in ch. NR 141, Wis. Adm. Code. Install the piezometer across from the site across East Mill Street approximately between boring S13 and the west/southwest corner of East Mill Street and North Ludington Streets. The piezometer shall be screened at the same approximate subsurface elevations as MW3B and MW6B and have a five foot screen. The well location must be surveyed in according to requirements in NR 141.

Free Product Removal

The presence of free product must be checked on a quarterly basis during the post excavation two year monitoring period. If free product is present, remove and properly dispose of it. Document the presence of free product in each affected well and tabulate the groundwater and product surface elevations, date measured, the thickness of product measured, and the volume of product and free product mixture removed (gallons). Compile all historical information on free product removal into a table that includes the information discussed above.

Groundwater Monitoring

Conduct up to eight rounds of groundwater sampling and analysis according to the following schedule. One round must be completed before excavation activities commence. Analyze groundwater for petroleum volatile organic compounds (PVOCs) and naphthalene in all wells. Sample the new monitoring wells/piezometers for VOCs in the first round only. Natural attenuation (NA) parameters must be sampled for in all monitoring wells in one round. At minimum, NA parameters must include dissolved oxygen, ferrous iron, nitrate, and sulfate.

Well	Quar terly	Semi- Annually	Annually
MW1A, MW1B, MW1C, MW2, MW6B (and replacement wells)	X		
New piezometer (10B), MW3A, MW3B, MW6A, MW9A, MW9B		X	
MW4, MW5, MW7A, MW7B, MW8A, MW8B			X

Groundwater elevations must be measured in all monitoring wells, reported in tabular form, groundwater flow diagrams prepared and horizontal and vertical gradients calculated for each sampling round.

The bid shall include costs for disposal of all investigative/remediation wastes.

Reporting

Upon completion of excavation and replacement well installation activities, a detailed remedial construction report, documenting the excavation activities and analytical results shall be prepared and submitted to DNR. After one year of post-excavation groundwater sampling, submit a brief report to DNR that documents groundwater-sampling results to date.

Completion of SOW / Closure Submittal

While this bid is not a bid to closure, there is a possibility of attaining closure at the conclusion of the scope of work (SOW) conducted under this bid. Upon completion of the SOW discussed above, evaluate site conditions and all historical soil and groundwater analytical data, and evaluate the potential for closure consistent with the requirements of ch. NR 726, Wis. Adm. Code. Bid responses will include a separate cost to prepare and submit a complete closure report and GIS Registry packet (and all other closure related costs), for closure consideration by the Department of Natural Resources, if closure can be realized. The closure report must include all historical data and activities, and include the data results and documentation of the work activities completed in accordance with this bid.

If closure cannot be realized upon completion of the work scope discussed above, then a final report of data results and documentation of the work activities completed in accordance with this bid shall be submitted to the DNR. If closure is not realized, then the cost cap established by this bid will be modified less the amount of the closure-related costs.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal:

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in

this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Hewitt's Shell

COMMERCE #: 53925-1578-06

BRRTS #: 03-11-180790

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____
Complete Mailing _____
Address: _____

Telephone: () - _____
Fax Number: () - _____
E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE
(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Hewitt's Shell
COMMERCE #: 53925-1578-06
BRRTS #: 03-11-180790

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1		\$	
2		\$	
3		\$	
4		\$	
5		\$	
6		\$	
7	PECFA Claim Preparation	\$	
8	Total Bid Amount	\$	

BID RESPONSE

(3rd Page)

Department of Commerce PECFA Program

SITE NAME:

COMMERCE #:

BRRTS #:

Consulting Firm Name: _____

This response must address all of the site-specific requirements identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm name must be included on all additional pages.* The pages of each Bid Response must be *stapled* together. No paper clips or spiral bindings please.